



City of El Paso – City Plan Commission Staff Report

Revised

Case No: SUSU14-00008 **Classic Park Unit 1**
Application Type: Resubdivision Combination
CPC Hearing Date: May 22, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: West of Dyer and North of Angora Loop
Acreage: 5.1767 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)
Nearest School: Desertaire Elementary (2.46 mile)
Nearest Park: Mesquite Hills #4 (.08 miles)
Park Fees: \$35,620
Impact Fee Area: This property is located in an Impact Fee Service Area and is subject to impact fees.
Property Owner: Direct Home Sales
Applicant: Direct Home Sales
Representative: AB Consultants

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential)/Single-family development
South: R-F (Ranch & Farm)/ Single-family development
East: R-5 (Residential)/Single-family development
West: R-5 (Residential)/ Single-family development

THE PLAN FOR EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to replat 5.1767 acres of land into 25 single family lots. Access to the subdivision is proposed from Copper Gem Street. This development is being reviewed under the current subdivision ordinance. The applicant has requested an exception to the required connectivity index of 1.4 because the plat is surrounded on all sides by existing development. The applicant also requests an alternative design for the cross-section of Copper Gem Street, which is the only point of access to the subdivision. Copper Gem Street was a lot in an adjacent subdivision (Mesquite Hills Unit 4) that was acquired by this applicant to provide access. Copper Gem Street is proposed as approximately 45' ROW with approximately 35' pavement width and

5' sidewalks. Since this street is the single point of ingress/egress, the widest pavement width possible is required by emergency services to provide access.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on March 13, 2014. The Planning Division received one phone call from a resident in opposition to this subdivision.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends approval of the request for an exception to the connectivity index, approval of an alternative design for the cross-section of Copper Gem Street and approval of Classic Park Unit 1 on a **Resubdivision Combination** with the following comments:

City Development Department-Planning Division:

Staff recommends approval of the request for an exception to the connectivity index, approval of an alternative design for the cross-section of Copper Gem Street and approval of Classic Park Unit 1 on a **Resubdivision Combination** basis with the following comments.

- *Per Section 19.15.050. A. Approach Roads and Access.*

All subdivisions with a single point of access must have no roadway that exceeds three hundred feet or sixty dwelling units from the access point. The plat has 25 dwelling units.

- *Per Section 19.15.050.B. Roadway Network Connectivity:*

2. The city plan commission may grant exceptions to these requirements only upon a finding that the development is constrained by topographic features, existing development or other impassible features. The grant of the exception requires the affirmative vote of at least three fourths of all members of the city plan commission. The plat is prevented from providing greater connectivity by existing development on three sides and EPWU easement on the south.

~~1. Subdivision boundaries need to be properly identified.~~

~~2.1.~~ Under the approval statement, change "City Engineer" to "City Development Director."

~~3. Display street names included in subdivision.~~

~~4. In order to meet the standards set forth in Section 19.15.050 of the current subdivision code, Lot 69, Block 28, Mesquite Hills #4 shall be included in this plat and dedicated as public ROW. Remove "Access Easement per Mesquite Hills Unit 4" wording from plat.~~

~~5. Owner of Lot 69, Block 28, Mesquite Hills #4 shall sign off on the replat. Provide proof of ownership.~~

~~6. Improvement plans shall be submitted with subdivision application. Subdivision shall not be deemed complete and will not be accepted without submitted and accepted improvement plans.~~

~~7. Include square footage of each lot on preliminary and final plat.~~

~~8.2.~~ This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat.

~~9.3. Provide Exception Request for street alternative design.~~

City Development Department-Land Development:

We have reviewed subject plat and recommend **Approval**. The Developer/Engineer shall address the following comments:

1. Show existing and proposed drainage flow patterns and contours on the preliminary plat.
2. Label proposed drainage structures for runoff into pond.
3. The developer will be required to evaluate the existing pond into which the subject subdivision is discharging, and improve the pond to meet current standards and required 100-yr storm capacities.

Parks and Recreation Department:

We have reviewed Classic Park Unit 1, a major combination plat map and offer Developer/Engineer the following comments:

Please note that this subdivision is composed of **25** Single-family (R-5) residential dwelling lots and applicant is required to pay "Park fees" in the amount of **\$34,250.00** based on Residential requirements as required per Title 19 Subdivisions, **Chapter 19.20 Parks & Open Space**, Section 19.20.110 Fee in Lieu of Parkland Dedication, Subsection (B), Fee Calculation, (1) Residential Subdivisions, (a) Single-family and Two-family calculated as follows:

25 (R-5) Single-family dwelling lots @ \$1,370.00 / dwelling = **\$34,250.00**

Also, please note that applicant is required to submit copy of final recorded covenants restricting the use to one Single-family dwelling unit per lot otherwise, "Park fees" will be reassessed based on Two-family requirements for a total amount of **\$68,500.00**

Please allocate generated funds under Park Zone: **NE-7**

Nearest Park(s): **Mesquite Hills #7** & **Mesquite Hills #1**

~~No comments received.~~

El Paso Water Utilities:

~~1. EPWU requires for the access easement (Lot 69, Mesquite Hills Unit 4, Block 28) to be dedicated as a public right-of-way to allow for the installation of public water and sewer main extensions to serve the subject subdivision. Water and sanitary sewer mains will not be allowed to be constructed within the access easement.~~

2. Sanitary sewer is critical for the southern portion of the subdivision. The Owner must grade the property to allow sewer service by gravity to the existing sewer main along Copper Hill Place.

3. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected by the El Paso Water Utilities prior to the issuance of a Building Permit by the City of El Paso.

4. Water and sewer service for the subject subdivision requires the extension of water and sewer mains from the existing mains within Copper Hill Place.

EPWU-PSB Comments

Water:

5. There is an existing 8-inch diameter water main extending along Copper Hills Place that is available for service, the water main is located approximately 8-ft east from the center line of the right-of-way.

Sewer:

6. There is an existing 8-inch diameter sanitary sewer main extending along Copper Hills Place that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way.

General

7. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Fire Department:

No comments received.

911

~~The El Paso County District requests that street names be displayed in MESQUITE HILLS UNIT TEN SUBDIVISION PLAT.~~

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

El Paso Independent School District:

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation

mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Impact Fee Assessment Schedules

Northeast Service Area

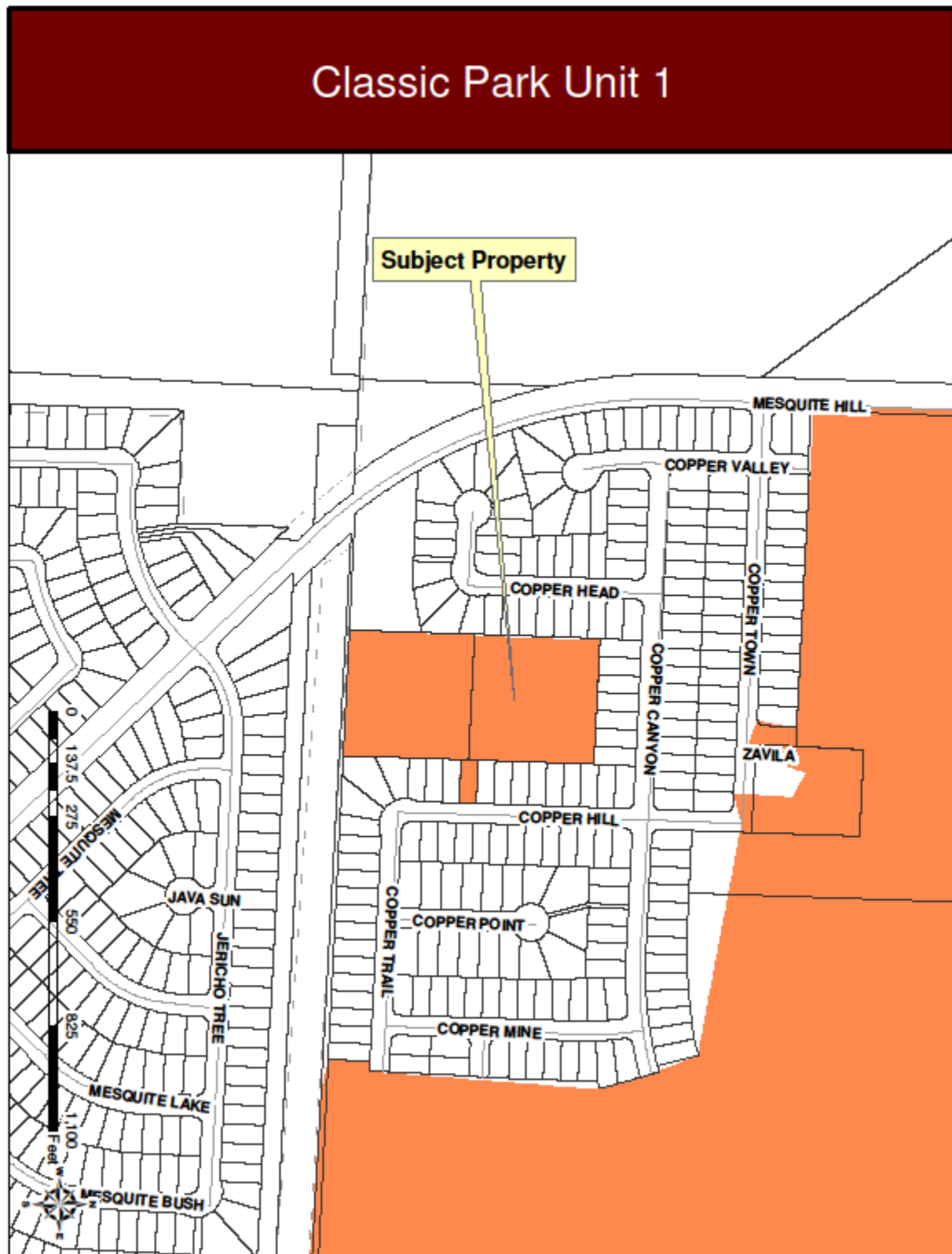
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$1,178.00	\$291.00
1 inch	1.67	\$1,967.00	\$486.00
1½ inch	3.33	\$3,921.00	\$969.00
2 inch	5.33	\$6,276.00	\$1,551.00
3 inch	10.00	\$11,775.00	\$2,910.00
4 inch	16.67	\$19,629.00	\$4,851.00
6 inch	33.33	\$39,246.00	\$9,699.00
8 inch	53.33	\$62,796.00	\$15,519.00
10 inch	76.67	\$90,279.00	\$22,311.00
12 inch	143.33	\$163,771.00	\$41,709.00

***Fees do not apply to water meter or connections made for standby fire protection service**

Attachments

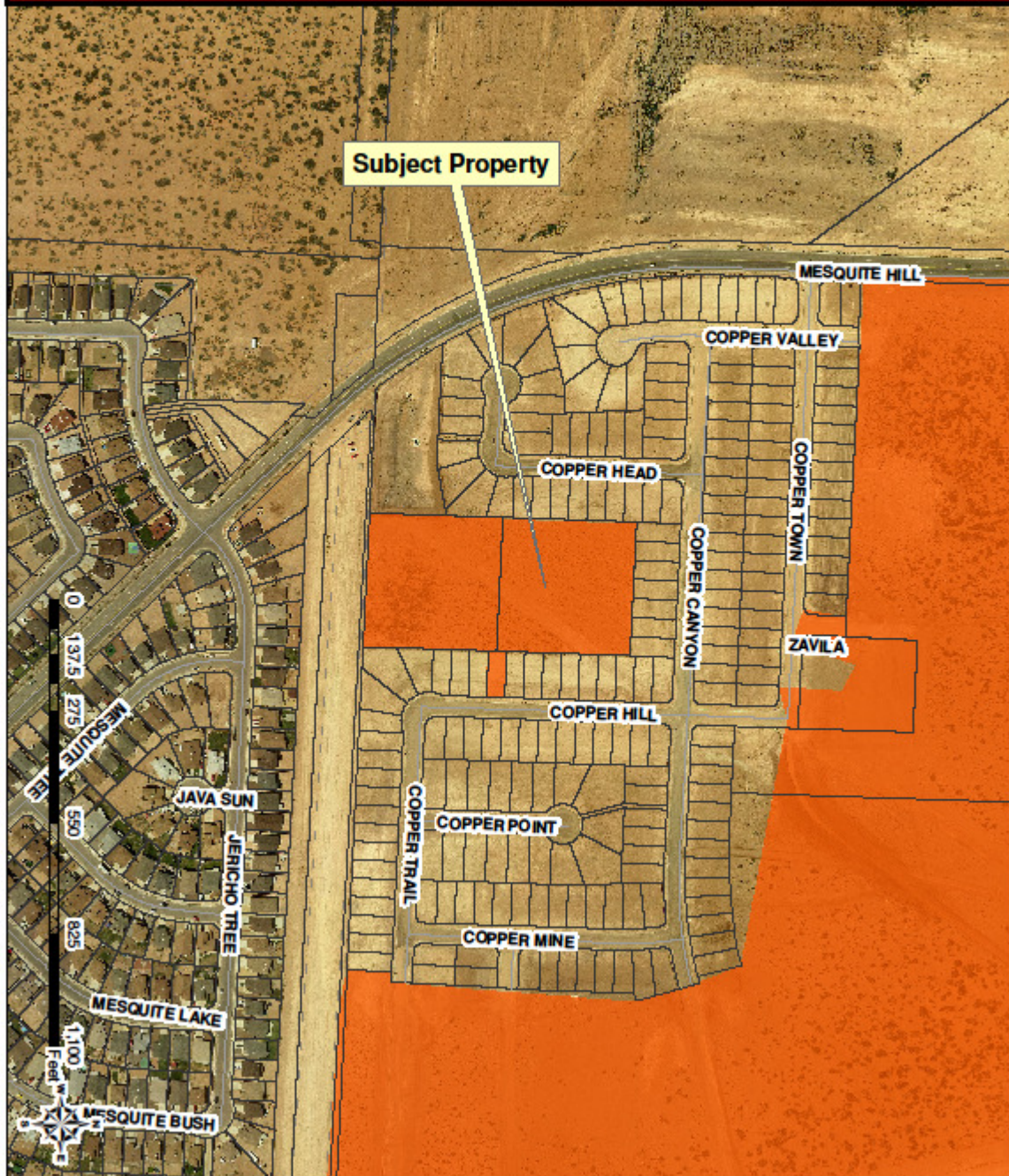
1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
- ~~5-6.~~Exception request

ATTACHMENT 1

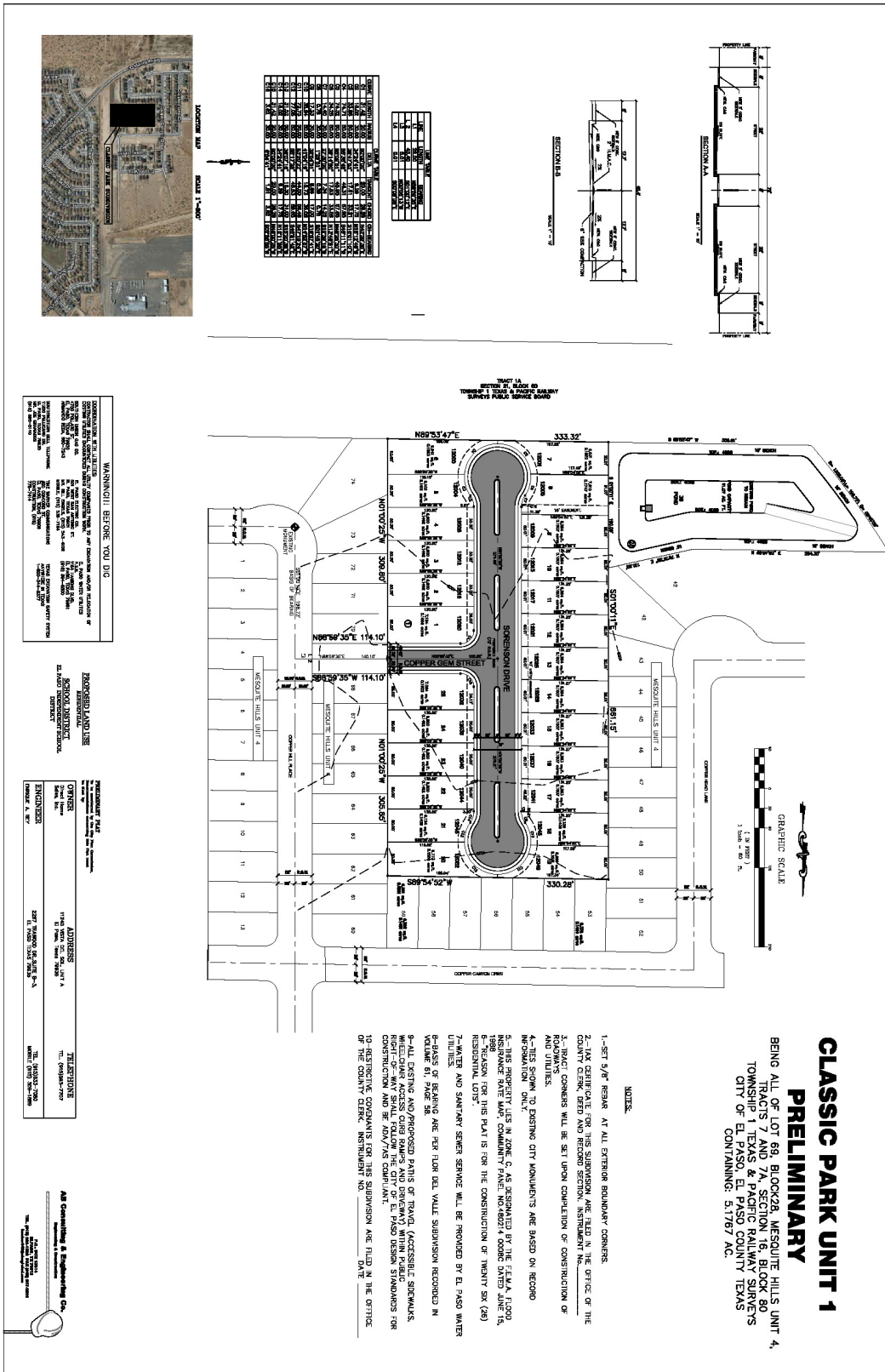


ATTACHMENT 2

Classic Park Unit 1



ATTACHMENT 3



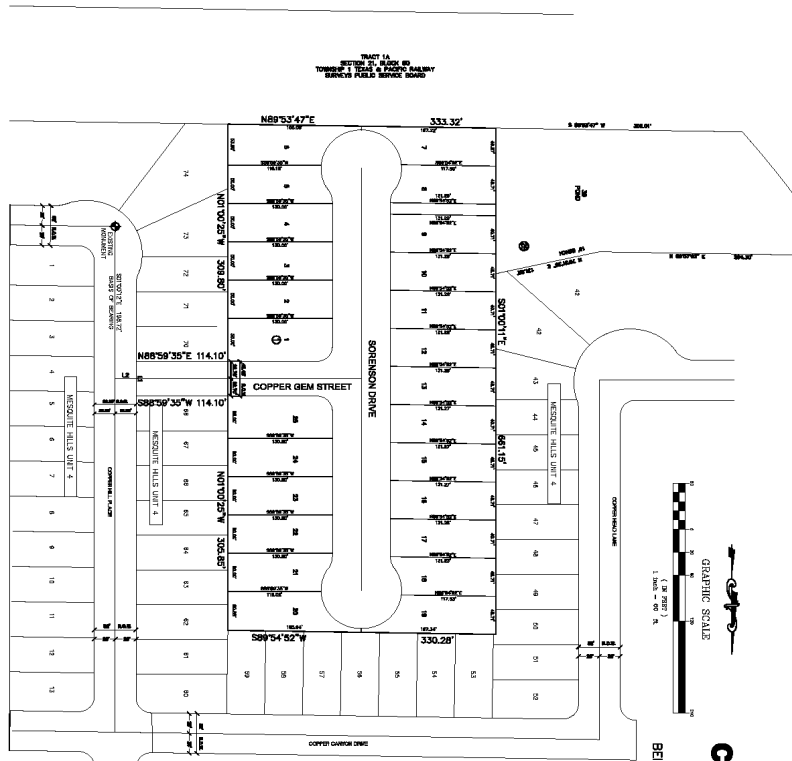
ATTACHMENT 4

Name and Address		Telephone
OWNER	ADDRESS	
David Harris Sears, Inc.	1740 WEAVER DR., UNIT A E. PUEBLO, COLORADO 81003	TELEPHONE 7787
ENGINEER		
BROOK & REY	2287 MARQUETTE ST., Rm. A EL PASO, TEXAS 79803	TELEPHONE 5533-7203 MOBILE (915) 304-1586

Group	LBW	MBW	SLA (mm)	OH-8	OH	MBW
G1	1.62	10.20	807017	MBZ1717	14.8	11.8
G2	1.6	10.20	807017	MBZ1717	14.8	11.8
G3	1.4	10.20	807017	MBZ1717	14.8	11.8
G4	1.6	10.20	807017	MBZ1717	14.8	11.8
G5	1.6	10.20	807017	MBZ1717	14.8	11.8
G6	1.6	10.20	807017	MBZ1717	14.8	11.8
G7	1.6	10.20	807017	MBZ1717	14.8	11.8

PROPOSED LAND USE
EDUCATIONAL
SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL
DISTRICT

F:\Mesquite Hills FINAL DRAWINGS\m.jpg



GRAPHIC SCALE

CLASSIC PARK UNIT 1
FINAL
BEING ALL OF LOT 69, BLOCK28, MESQUITE HILLS UNIT 4,
TRACTS 7 AND 7A, SECTION 16, BLOCK 80

DEDICATION

Please see separate file _____ day of _____, 2014.

АСКНОВЛЕДИЕ

STATE OF TEXAS

History Public in and for El Paso County

by Commission Euphrosyne

ACKNOWLEDGEMENT

History Publics in and for El Paso County

City Commission

CITY PLANNING COMMISSION

Chairperson	Secretary

Approved for filing this _____ day of _____, 2014

[illegible]

This plot represents a survey made on the ground by me or under my supervision and conforms with the current Town Survey of Privately Laid Survey
 Prepared by one under the supervision of:
 BASHAM ABBOTT, ION
 Registered Professional Engineer
 Town License No. 06273

Enrique A. Rey R.U.L.R. Tamm, No. 2003

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 2-26-14 FILE NO. SUSU14-00008
SUBDIVISION NAME: Mesquite Hills Unit 10

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of lot 69, Block 28, Mesquite Hills Unit 4, AND Tracts 7 and 8, Section 16, Block 80, TSP1, TSP RR surveys, City of El Paso, El Paso County, Texas
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>2.8267</u>	<u>26</u>	Office		
Duplex			Street & Alley	<u>1.35</u>	
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>26</u>
Industrial			Total (Gross) Acreage	<u>5.1767</u>	
3. What is existing zoning of the above described property? R-5 Proposed zoning? R5
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☐
5. What type of utility easements are proposed: Underground ☒ Overhead ☐ Combination of Both ☐
6. What type of drainage is proposed? (If applicable, list more than one) Lots to streets to pond
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes ☒ No ☐
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record Direct Home Sales Inc 11240 Vista Del Sol STEA 593-7707
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer AB Consulting Engineering Co. P.O. Box 13314 El Paso TX 79913 383-1502
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.
2,213.28

OWNER SIGNATURE: Ricardo Hernandez
REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

ATTACHMENT 6

5/15/14,

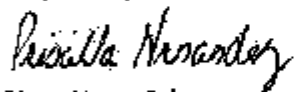
City of El Paso Planning Commission

To Whom It May Concern:

Re: Classic Park Unit 1

This letter is written to formally request an exception to the proposed connectivity index and reduction of the cross section of the street concerning Lot 69 Block 28 within the Plat of Mesquite Hills Unit 4. This is the same lot currently proposed to be dedicated as a new public right of way. The proposed subdivision, Classic Park Unit 1, will utilize this lot as the only access to the proposed subdivision.

Respectfully,



Direct Home Sales